

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for
March 8, 2023 (day mtg)
In Person/Virtual Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Craig Hicks, Chair; Joel Rensberger, Vice Chair; Tim Davis, Secretary; Sam Tressler III, Carole Sepe; Robert White, Jr., and Masai Troutman.

Members Absent: None

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Gaines, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Ashley Moore, Senior Planner; Graham Hubbard, Principal Planner II; Jerry Muir, Principal Planner I; Mark Mishler, Traffic Engineer; Mahmoud Helal, Traffic Engineer; Andrew Stine, Livable Frederick Principal Planner I; Amanda Whitmore, Principal Planner II Historic Preservation; and Karen James, Administrative Specialist.

The meeting was called to order at 9:30 a.m.

1. **PLEDGE OF ALLEGIANCE** – Mr. Hicks

2. **ROLL CALL** - Mr. Hicks

3. **MINUTES TO APPROVE** – January 11, 2023 and January 18, 2023

DECISION

Having no discussion or objections, the minutes of January 11, 2023 and January 18, 2023 were approved as submitted by unanimous consent.

4. **PLANNING COMMISSION COMMENTS**

Mr. Davis shared that he has been appointed a member of the Community Advisory Council of the Metropolitan Washington Council of Governments. Transportation Planning Board staff asked that as volunteers with the CAC members reach out to different groups within their local organizations. It was suggested that CAC members do a brief presentation to Planning Commissions and see if there are any questions and offer input from what the TPB is doing. He then asked what the feeling was from the Planning Commission on the matter. Mr. Rensberger expressed that he would enjoy the presentation, Mr. White said this presentation would be very helpful and useful to the Planning Commission and would appreciate it very much. Mr. Davis said he would work with Mr. Hicks and staff to have it listed as an agenda item.

Mr. Rensberger confirmed with Ms. Gaines that the following week's meeting would include the South Frederick Corridors Plan.

5. **AGENCY COMMENTS / AGENDA BRIEFING**

INFORMATIONAL

Ms. Gaines announced upcoming meetings including 6:30 p.m. this day for the Amendments to the Cromwell Planned Unit Development hearing; and 2 meetings on March 15 including a day workshop on the South Frederick Corridors Plan and a workshop on the Sugarloaf Overlay. Mr. White and Ms. Sepe had questions about the Sugarloaf Overlay and Ms. Gaines offered clarification. Mr. Wilkins continued with additional Agency Comments, sharing that the 6:30 p.m., March 15 meeting would continue with the Gordon Mill

Preliminary Plan and if the Planning Commission finished with that the second item would be the Gordon Mill Site Plan. Currently there are four Development Review items that likely will appear on the April 12 agenda.

6. **PRELIMINARY PLAN**

DECISION

- a) Mayne Property - The Applicant requested Preliminary Subdivision Plan approval for a 193-unit residential development, comprised of 148 Single-family detached dwellings and 45 Townhouses, on a 62.38-acre Site. Located north of Liberty Road, between Daysville Road and MD 550. Tax Map 50, Parcel 19. Zoned R-3 (Residential) and GC (General Commercial). Planning Region: Walkersville. S-1157 (AP# PP274949).
Graham Hubbard, Principal Planner II

Staff Presentation: Graham Hubbard

Questions, comments and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Mike Wiley, Wormald Companies; Piedmont Design Group
Ed Wormald, Wormald Companies
Tracie Clabaugh, attorney

Questions, comments and discussion by Planning Commission members followed the presentation.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission approve the Mayne Property Preliminary Subdivision Plan S-1157, PP274949 with modifications and conditions as listed in the staff report, for a 193-unit residential development, comprised of 148 Single-family detached dwellings, to include Lots 81 and 82 as high visibility (to be treated as Mill Creek was treated), and 45 Townhouses, on a 62.38-acre Site, based on the finding and conclusions of the staff report and the testimony, including the proffered 35 additional trees, exhibits, and documentary evidence produced at the public meeting. Mr. White seconded the motion. Much discussion followed with Mr. Rensberger amending his motion to also include revising Note 26, Sheet 1 to include the single-family parking calculations and to include the acreage of the proposed recreational facility. Mr. White, who seconded the original motion, agreed to Mr. Rensberger's amended motion which passed 7-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

Break taken at 10:54 a.m. Meeting resumed at 11:01 a.m.

7. SITE PLAN

DECISION

- a) Utica District Park - The Applicant requested nonbinding Site Plan approval for the phased construction of facilities for Frederick County Division of Parks and Recreation (DPR) on a 13.64-acre Site. Located at 7612 Devilbiss Bridge Road. Tax Map 48, Parcel 35. Zoned Agricultural (A) and General Commercial (GC). Planning Region: Frederick. SP03-19 (AP# SP273816, F273818).

Graham Hubbard, Principal Planner II

Staff Presentation: Graham Hubbard

Questions, comments and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Jeremy Kortright, Director of Parks and Recreation
Bob Hicks, Deputy Director of Parks and Recreation

No presentation. Mr. Kortright and Mr. Hicks (Bob) responded to questions and comments by Planning Commission members.

Public Comment: None

Ms. Whitmore provided additional testimony.

Mr. Troutman moved that the Planning Commission affirm SP03-19, SP273816 and recommend that the farmhouse be documented by Historic Preservation. Mr. White seconded the motion which passed 7-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

- b) Stanford Industrial Park Lot 9 - The Applicant requested Site Plan approval to construct a 10,004 SF automotive service facility for tractor trailers with an 800 SF mezzanine office on 6.49 acres. Located at 4890 Winchester Blvd. Tax Map 94. Parcel 89. Zoned LI (Limited Industrial). Planning Region: Adamstown. SP273840, A273841, F273842.
Jerry Muir, Principal Planner I

Staff Presentation: Jerry Muir

Questions, comments and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Fran Zeller, Harris Smariga Associates
Aman Singh, owner/operator

There were brief comments and no questions by Planning Commission members following the presentation.

Public Comment: None

Decision: Mr. Tressler moved that the Planning Commission approve SP273840, APFO A273841, FRO F273842 subject to the conditions listed in the staff report for the proposed automotive repair or service shop based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Davis seconded the motion which passed 7-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

- c) Royal Farms - Applicant requested Site Plan approval to construct a 5,154 SF Convenience store with 16 gas pumps and a carwash after razing the existing strip shopping center on site. Located at 5831 Buckeystown Pike. Tax Map 77, Parcel 169. Zoned GC (General Commercial). Planning Region: Frederick. SP273300 A273302, F273301.

Jerry Muir, Principal Planner

Staff Presentation: Jerry Muir

Questions, comments and discussion by Planning Commission members followed the presentation.

Applicant Presentation:

Casey Deller, KCI Technologies, Inc.

Mr. Deller responded to Planning Commission members' questions and comments.

Public Comment:

In Person: 2

Applicant Rebuttal: Mr. Deller responded to public comment given by Ed Scott, owner, Atlas Real Estate and Larry Berringer, representing Southern States. During Mr. Scott's public comment, he proffered 3 less parking spaces and additional landscaping.

Further questions and discussion by Planning Commission members included the topics of landscape height concerns with regard to blocking a neighboring business's signage and access to Md. 355. Inter-parcel connections, described as wonky by a Planning Commission member, would remain unchanged.

Decision: Ms. Sepe moved that the Planning Commission approve SP273300, A273302, and F273301 based upon the modifications and conditions as modified during this testimony and including the staff recommendations for the proposed Royal Farms Store #239 as based on the proffers, findings and conclusions of the staff report and the testimony exhibits and documentary evidence produced at the public meeting. Mr. Rensberger seconded the motion. Following additional discussion, Ms. Sepe amended the motion to include working with staff on the landscaping on the northwest corner of the property, as well as, adjacent signage. Motion passed 7-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			
Rensberger Vice-Chair	X			
Davis-Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Troutman	X			

Mr. Hicks declared the meeting adjourned at 1:12 p.m.



 Craig Hicks, Chair

May 12, 2023
 Date